131.0	0002	0006.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,200 /	843,200
					USE VALUE:	843,200 /	843,200
					ASSESSED:	843,200 /	843,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STUTZ JOHN K
Owner 2:	STEWART ZOE
Owner 3:	
Street 1:	16 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STUTZ JOHN K -
Owner 2:	STEWART ZOE -
Street 1:	16 IRVING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-6406

NARRATIVE DESCRIPTION

This parcel contains 8,263 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Clapboard Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8263.000	272,200		571,000	843,200
Total Card	0.190	272,200		571,000	843,200
Total Parcel	0.190	272,200		571,000	843,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 557.67 | /Parcel: 557.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84358

GIS Ref

GIS Ref

Insp Date 04/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 131.0-0002-0006.A

!10244!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,200	0	8,263.	571,000	843,200	843,200	Year End Roll	12/18/2019
2019	101	FV	217,700	0	8,263.	602,800	820,500	820,500	Year End Roll	1/3/2019
2018	101	FV	217,700	0	8,263.	444,100	661,800	661,800	Year End Roll	12/20/2017
2017	101	FV	217,700	0	8,263.	425,100	642,800	642,800	Year End Roll	1/3/2017
2016	101	FV	217,700	0	8,263.	393,400	611,100	611,100	Year End	1/4/2016
2015	101	FV	204,200	0	8,263.	329,900	534,100	534,100	Year End Roll	12/11/2014
2014	101	FV	204,200	0	8,263.	322,300	526,500	526,500	Year End Roll	12/16/2013
2013	101	FV	204,200	0	8,263.	307,100	511,300	511,300		12/13/2012

PRINT

Date	Time
12/11/20	00:34:25

LAST REV

Date	Time
05/14/18	09:02:20

apro

PAT ACCT. 10244

USER DEFINED

Prior Id # 1:	84358
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAGNON GERARD	29617-530		10/4/1999	Estate/Div	230,000	No	No		
GAGNON GERARD/E	27099-306		1/4/1998		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/1999	45	Dormers	10,000					FINISH DORMER AREA
1/6/1999	15	Add Bath	15,000					DORMER WITH BATH

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2018	Meas/Inspect	BS	Barbara S
2/11/2009	Meas/Inspect	372	PATRIOT
11/8/1999	Meas/Inspect	243	PATRIOT
3/24/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8263		Sq. Ft.	Site		0	90.	0.77	10			Topo	-5					571,046						571,000	

Total AC/HA: 0.18969 | Total SF/SM: 8263 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 571,046 | Spl Credit | Total: 571,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	141.153
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334405
Depreciation:	62199
Depreciated Total:	272206

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

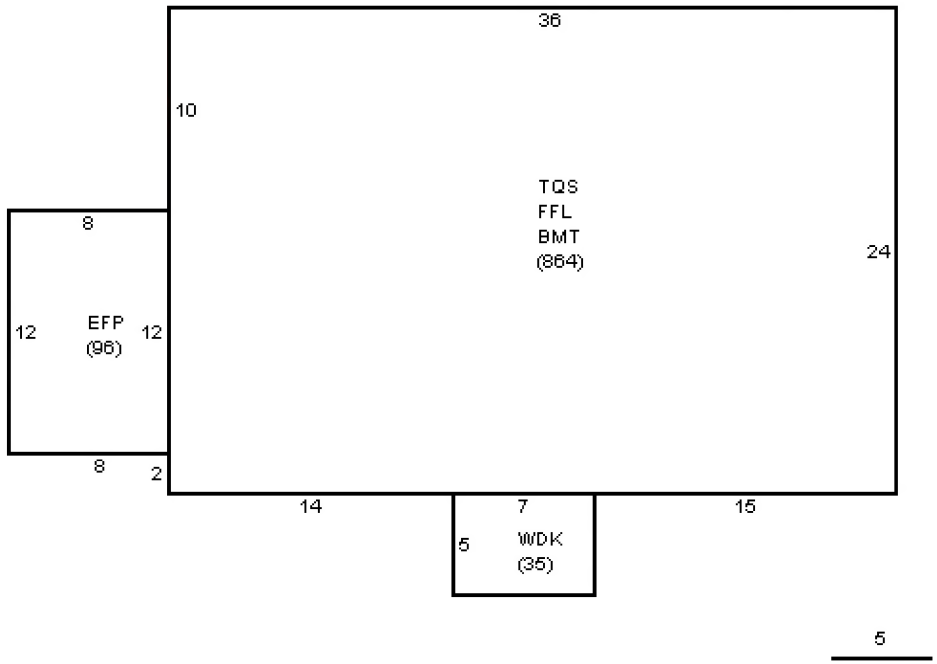
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	42.350	36,587
FFL	First Floor	864	141.150	121,956
TQS	3/4 Story	648	141.150	91,467
EFP	Enclos Porch	96	55.580	5,336
WDK	Deck	35	16.000	560
	Net Sketched Area:	2,507	Total:	255,906
Size Ad	1512	Gross Are	2723	FinArea 1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	141.15
Special Features:	0	Val/Su Net:	108.58
Final Total:	272200	Val/Su SzAd	180.03

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 131.0-0002-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: